

2.0 Definitions Specific to Central Issaquah

2.1 Applicability

Definitions apply to capitalized terms found in this Code with the following exceptions:

- A. Specific definitions related to Signs (Chapter 9.0); and,
- B. No defined term is intended to replace or supersede terms defined in other applicable codes (e.g. IBC, IFC, etc.)

2.2 Definitions

Defined Term	Definition
Acreage, Developable	The gross site area minus deductions for critical areas and associated buffers as required by Chapter 18.10 IMC, Environmental Protection and minus deductions for public or private roadways, dedicated right-of-way, exclusively used easements or special purpose overlay districts and Significant Public Plazas and Significant Public Parks as shown on Figure 7B. Used in “X units/Developable Acre” calculation.
Active Transportation	A transportation system that promotes pedestrian mobility, bicycle usage, connectivity to mass transit and complete streets that make room for all modes of transportation.
Administrative Adjustment	Process to revise or alter components of the Development and Design Standards by the Director.
Administrative Approval	Approval authority granted to the Director through the provisions of this Code.
Aerial Zone	The area above a sidewalk that is at least eight feet vertically above the sidewalk surface.
Allee	A formal landscape design consisting of two rows of evenly planted trees lining both sides of a walkway or roadway.
ANSI	American Standard for Nursery Stock (ANSI Z60.1-2004 or the most recent edition) published by the ANLA.
Applicant	The submitter of an application to the City to receive approval through the provisions of this Code.

Arbor	A garden feature forming a shaded walkway, passageway or sitting area, of vertical posts or pillars that typically support cross-beams and a sturdy open lattice, often upon which woody vines may be trained.
Arborist, Certified	An individual who is trained in the art and science of planting, caring for and maintaining individual trees and certified by the International Society of Arboriculture (ISA) and with at least three (3) years of experience as a certified arborist.
Auto-Dependent Uses	Retail and service uses that are more suitable for individual auto access and provides direct services for motor vehicles, but do not include auto sales and rental lots.
Base Site Area	See Site Area, Base.
Bicycle Friendly Community	A Bicycle Friendly Community (BFC) welcomes cyclists by providing safe accommodation for cycling and encouraging people to bike for transportation and recreation. The BFC application provides a comprehensive picture of a community by asking questions across five categories often referred to as the Five Es. These are Engineering, Education, Encouragement, Enforcement, and Evaluation & Planning.
Bicycle Parking Space	A permanently-installed structure designed for parking and securing a bicycle without obstructing sidewalks or walkways, often using a bicycle rack.
Bike Rail	An element provided as part of a stairway to allow bicyclists to roll their bicycles up and down. These elements are also referred to as bike channels, bike ramps, bike stair and bike gutter.
Bike Share	A program in which numbers of bicycles are made available for shared use by individuals who do not own them. Publicly shared bicycles are a mobility service, mainly useful in urban environments for proximity travels. These programs can increase the usage of bicycles in an urban environment by removing some of the primary disadvantages to the individual rider, including loss from theft or vandalism, lack of parking or storage, and maintenance requirements.
Bikestation	A clean, safe place to store a bicycle, locked securely indoors and away from the elements. Often needed when bikes are driven to public transportation, to work or school, shopping or recreation. Often these facilities offer 24 hours service and other amenities such as restrooms, showers and/or changing rooms, bike rental and repair service, easy access to public transportation and day-use lockers.

Blank Wall	Walls without windows, doors, architectural elements or any uninterrupted stretch of wall for at least thirty-five (35) feet.
Border	A planting area adjacent to the Trail Tread or other element. This area provides and ensures a vegetated transition area within the circulation Corridor. Borders may overlap with landscape buffers or building setback areas. Both natural and introduced landscape plantings may be used to fulfill Border requirements.
Boardwalk	An at-grade or slightly elevated pathway for pedestrians, typically constructed of wood though it can be comprised of synthetic wood or metal grates. Boardwalks are often constructed along or through beaches, wetlands or other natural environments.
Build-To-Line	Build-To-Lines identify the required placement of a building or buildings on property frontage between the building and the Circulation Facility property line or private Circulation Facility boundary if there is no property line.
Building	Any structure used or intended for supporting or sheltering any use or occupancy.
Building Base	That portion of the building which extends directly from the ground plane, also referred to as podium.
Building Frontage	The total length in linear feet of a Building, as allowed by this code, adjacent to a Circulation Facility (excluding Alleys) and located within the Build-To-Line range shown on the District Standards Summary Table 4.4.
Caliper	The American Nursery and Landscape Association standard for tree trunk measurement of nursery stock. For young trees, the caliper of the trunk shall be the trunk diameter measured six (6) inches above the ground/rootball. Once the tree is larger, and this measurement becomes generally around 6 inches in diameter, the caliper is measured at diameter-breast-height (dbh).
Canopy	The leaves and branches of a tree from the lowest branch on the trunk to the top.
Canopy Cleaning	The removal of dead, dying, diseased, crowded, weakly attached, low-vigor branches, and watersprouts from a tree's canopy.
Canopy Raising	The removal of the lower branches of a tree in order to provide a height of up to eight (8) feet for pedestrian clearance and up to sixteen (16) feet for vehicular clearance or such other increased

height as deemed appropriate for clearance by the City Arborist, provided it does not meet the definition of excessive pruning.

Canopy Thinning

The selective removal of branches not to exceed more than twenty-five (25) percent of the leaf surface to increase light penetration and air movement, and to reduce weight.

Carport

A shelter for a car consisting of a roof supported on posts. Carports can be freestanding or attached to a wall.

Cascade Agenda

A movement led by Forterra (formerly the Cascade Land Conservancy) to build complete, compact and connected communities in order to conserve natural areas, rural farm areas, and make our cities and towns great places to live, work and raise families.

Central Issaquah Urban Core

That area of Central Issaquah proposed for most concentrated growth and a mix of uses including residential, retail, office and recreation. The Urban Core is served by transit and will receive focused infrastructure investments to provide amenities and services.

Certified Irrigation Designer (CID)

The certified irrigation designer prepares professional irrigation designs. They evaluate site conditions and determine net irrigation requirements based on the needs of the project and establish specifications and design drawings for the construction of an irrigation project. (Irrigation Association Water Management Committee, 2001, or the most recent edition).

Circulation/Circulation Facilities

Circulation encompasses all public and private facilities necessary for motorized and nonmotorized movement, including pedestrian, bicycles and vehicles.

City Arborist

City employee who is a certified arborist with a degree or extensive training in arboriculture, horticulture, forestry or a related field.

Commercial

Use of a property to include an occupation, employment, or enterprise that is carried by the owner, lessee or licensee.

Commission

City of Issaquah Commission tasked with development review for Central Issaquah.

Community Gardens

A plot of land gardened by a group of people to produce fruit, vegetables, flowers, etc., typically on individual garden allotments within the larger plot of land.

Community Space	The umbrella term designated for lands containing resource protection, recreation or public amenity such as active or passive parks, plazas, trails, informal gathering areas, community gardens, and other like facilities and areas. Some Community Spaces are required, others are encouraged.
Complete Community	Communities that meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, housing, and community infrastructure including housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.
Corporate Housing	A furnished apartment, condo or house rented on a temporary basis to individuals, military personnel or corporations as an alternative to a traditional hotel or an extended hotel stay.
Corridor	An area that includes the length and width of a circulation facility such as a street or trail. The Corridor includes, but is not limited to, Trail Tread, sidewalks, travel lanes, on-street parking areas and required landscape.
Critical Areas	Any of those areas of King County and the City which are subject to natural hazards or those land features which support unique, fragile, or valuable natural resources including fish, wildlife and other organisms and their habitat and such resources which, in their natural state carry, hold or purify water. Critical areas include the following landform features: erosion hazard areas, coal mine hazard areas, landslide hazard areas, seismic hazard areas, steep slope areas, streams, wetlands, and the adjoining protective buffers.
Critical Root Zone	An area extending one (1) foot beyond the trunk for each inch of dbh.
Crosswalk	A portion of a roadway where pedestrians are encouraged to cross the street; can be marked or unmarked.
Crosswalk, Raised	A crosswalk that is at a higher elevation than the adjacent street grade to enhance the visibility of a pedestrian route. Raised Crosswalks are only allowed as Pedestrian Tables.
Cultural Facility	A public or community gathering place or area such as a community center, theatre, amphitheater or sculpture garden.

Dark Skies	A movement to preserve and protect the nighttime environment and our heritage of dark skies through environmentally responsible outdoor lighting.
Deciduous Tree	Woody plants with a minimum mature height generally greater than 15 feet which go dormant in winter and shed their foliage.
Density Bonus	Building area exceeding the base building height and/or Floor Area Ratio (FAR) allowed in exchange for affordable housing and public open space.
Density Bonus Account	The Density Bonus Account is managed by the City for the purpose of acquiring certain public amenities. Primary funding for the account is provided by the Density Bonus Fee paid by developers purchasing additional building area in accordance with this Code and/or in accordance with a development agreement for a specific project zoned “Urban Village” or within a designated expansion area of an urban village.
Density Bonus Fee	The cost, per square foot, of the building area above the base height and/or FAR as established in Chapter 5.0 Density Bonus Program, Section 5.08. The fee is in lieu of providing all or part of the Affordable Housing (see IMC 18.21.020A) and/or open space in exchange for the Density Bonus.
Developable Site Area	See Site Area, Developable
Development	All structures and other modifications of the natural landscape above and below ground or water, including the division of land into two (2) or more parcels, on a particular site. “Development” includes any activity that would require a Land Use Permit or approval from the City or any other local, state, or federal jurisdiction. Development activity includes, but is not limited to, clearing or grading activity, building or construction activity, dredging or filling, etc. Also known as “Project”.
Development Fee	The fees collected by the City to partially fund public facilities to accommodate new growth as empowered through the Growth Management Act (RCW 36.70A) and RCW 82.02.050 through RCW 82.02.100
Development Standards	Collectively, the elements, standards, mitigation measures and other requirements and conditions of development as set forth in this Code.
Diameter/diameter-breast-height (d.b.h.) or (dbh)	The diameter of any tree trunk, measured at four and one-half (4.5) feet above average grade. For trees with multiple leaders at four and one-half (4.5) feet height, the dbh. shall be the

combined cumulative total of branches greater than six (6) inches diameter at four and one-half (4.5) feet above the average grade. If a tree has been removed and only the stump remains that is below four and one-half (4.5) feet tall, the size of the tree shall be the diameter of the top of the stump.

Director	The Director or designee of the Development Services Department.
District	The Central Issaquah Plan separates the 1,000+ acres into ten Districts, each with their own vision.
District Vision	Each District Vision within the Central Issaquah Plan is a glimpse of the area's future. The visions are implemented through the zoning, development and design standards, as well as the maps of park, trail and circulation improvements within the Central Issaquah Plan. District Visions focus on a specific character or attribute as the cornerstone of the redevelopment there. Key Environmental Features are also identified in the Plan as a valuable asset to the District. (See District.)
Dripline	The area located under the outermost reach of a tree's limbs.
Drought Tolerant Plants	Plants that, once established, can survive with little or no water other than from rainfall or natural runoff.
Dwelling Unit	A room or suite of rooms in a building. The Dwelling Unit is designed for and not occupied by more than one (1) single household doing its own cooking therein, having not more than one (1) kitchen facility, and including facilities for living, sleeping and sanitation. Where an Accessory Dwelling Unit (ADU) is present, there may be a separate kitchen facility for the ADU.
Dwelling Unit, Accessory	A subordinate Dwelling Unit added to, created within, or detached from another Dwelling Unit with a separate entrance that provides basic requirements for living, sleeping, eating, cooking and sanitation.
Easement, Conservation	A voluntary, legally recorded deed restriction that limits the private use of property in order to provide public open space and/or protect riparian corridors, wetlands and wildlife habitat. The easement shall run in perpetuity and may include all or part of a parcel.
Eastside Fire & Rescue (EF&R)	The regional organization that provides fire and emergency services to the City of Issaquah.

Evergreen Tree	Woody plants with a minimum mature height generally greater than 15 feet which retain at least one year's foliage during their winter dormant period.
Finish Grade	The land surface elevation adjacent to a building after final alterations are completed. The finished grade will not exceed 10 feet over the elevation of the adjacent lowest bounding roadway.
Flex Space	Commercial property that is flexible enough in its design to allow for a variety of office, retail, service and/or Light Industrial uses. Also called Flex Commercial Space. These uses must be contained completely within the building. Uses are prohibited that may negatively affect adjacent properties, for example through heat, light, sound, or odor generated from operations.
Floor Area, Gross	The sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the interior faces of exterior walls. The term includes basements, elevator shafts and stairwells at each story; floor space used for mechanical equipment with structural head room; interior balconies; and mezzanines. Gross floor area shall not include outside balconies that do not exceed a projection of six (6) feet beyond the exterior walls of the building, rooftop mechanical structures, and structured, underbuilding parking associated with residential units such as garages, carports, or surface parking, or any other forms of parking (Ord 2687 § 1, 2013).
Floor Area Ratio (FAR)	The relationship between the amount of Gross Floor Area in a Building (or Buildings) and the Developable Site Area on which the Building(s) stands. It is obtained by dividing the Gross Floor Area of a Building by the Developable Site Area.
Great Streets	Representative of their places; comfortable and safe for walking; contribute to economic vitality; functionally complete; provide mobility; facilitate placemaking; green.
Green Necklace	A lush urban garden benefiting Central Issaquah and the broader community comprised of community and neighborhood parks, riparian corridor open spaces, tree lined streets, passive and active plazas and other urban spaces connected by a comprehensive trail system on and off roads. The connections extend beyond Central Issaquah to the regional trail system.
Green Space	Land and/or water area at ground/street level with its surface generally open to the sky and predominantly unimproved, set aside to serve the purposes of conserving natural resources and configuring urban development and form. May contribute to the landscape effect through lawn/landscape, gardens, P- patches,

and natural space. Hardscape materials, whether pervious or impervious by design, shall not be considered as part of Green Space.

Green Streets Using natural systems within the Circulation Corridor to manage stormwater, reduce flows, improve water quality and enhance watershed health.

Green Wall A wall, or portion of a wall, that has support structures (e.g. wires, grids, trellises, etc.) or plant medium (e.g. soil pockets, growing mats, etc.) such that plants can climb up, trail down, or grow out of the wall resulting in a wall or wall section that is predominantly verdant.

Gross Floor Area See Floor Area, Gross

Gross Site Area See Site Area, Gross

Gross Square Feet or Area See Square Feet, Gross

Groundcover One (1) or a number of low spreading planting(s) that may be used in mass with the intent of total ground coverage within three (3) years of planting. Rocks, pebbles, sand and similar materials may be used as ground cover substitutes if approved by the Director

Growth Targets Established by the State, King County and Puget Sound Regional Council for purposes of growth management.

Hedge A landscape barrier consisting of a continuous, dense planting of shrubs.

Herbicide A chemical weed or plant killer, applied to leaves, foliage, roots or soil.

High Capacity Transit Public transit that makes fewer stops, travels at high speeds, has more frequent service and carries more people than local service transit such as typical bus lines.

High-Rise Structure See Structure, High-Rise.

Homeless Shelter A Homeless Shelter provides sleeping space for up to 50 homeless persons. It may include restrooms, showers, and laundry facilities. Typically accessory to a religious facility or public facility, it could be a Winter Shelter which is open in the late fall and closes in early spring. Unlike an emergency shelter, a Homeless Shelter could be open all winter, even when the

weather is mild, not just during extreme cold or stormy weather. This land use also includes a year-round homeless shelter. Typically, winter and year-round homeless shelters are “closed” during the day so the residents need travel to other locations to spend the day. Shelter occupants are discouraged from congregating around the shelter, therefore locations near transit are important. Although not defined by the State as an “Essential Public Facility”, Issaquah chooses to categorize Homeless Shelter in this category in Table 4.3 Table of Permitted Land Uses.

Home Occupation	A business carried on as a secondary, incidental or accessory use by the permanent resident(s) of the Dwelling Unit for gain or support.
Hydrozone	A grouping of plant species used in a landscape that have similar irrigation watering needs.
Impervious Surface	A hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops and eaves, walkways, patios, decks (covered or open slat construction are both considered impervious), driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, rockeries and oiled macadam or other surfaces which similarly impede the natural infiltration of surface and storm water runoff. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for the purposes of this definition.
Industrial	Use of a property involving heavy and light manufacturing, research and development, factory-office and factory-warehousing activities.
Industrial, Light	Industrial activities where research, processing, fabricating, assembly, or disassembly of items takes place wholly within an enclosed building. These uses are absent: heavy machinery, cranes, and large volumes of hazardous materials.
Informal Gathering Areas	Areas designed to encourage pedestrian-oriented, small-scale social interaction in an urban setting. They vary in size and function depending on adjacent uses, and may include street furniture, focal points and human-scaled elements which emphasize its prime function as a place for people.

Invasive plants	Plants (such as English ivy, Himalayan blackberry, Japanese knotweed, morning glory, and Scotch broom) that are exotic species and are able to gain dominance over other plants. Invasive plants include noxious weeds per the King County Noxious Weed Control Board as they are required to carry out the mandates of the State Weed Control Law, Chapter 17.10 RCW.
Land Use Action	All Project Permits and including, but not limited to, other related land use actions such as the adoption or amendment of a comprehensive plan, subarea plan, development regulations, and annexations. (See also Project Permit.)
Landscape	The presence of plant material, including lawn, groundcover, trees and/or shrubs. Landscape may also include decorative outdoor elements such as rock, wood and other natural materials, pools, benches, fountains, sculptures, artwork, lighting and decorative paving surfaces.
Landscape Architect	A person licensed by the State of Washington to engage in the practice of landscape architecture as defined by RCW 18.96.030.
Landscape Coverage	The point when trees and shrubs and living groundcover have matured and filled in so the planting space appears full, not sparsely planted, and meets the required planting standard or intent of the landscape guideline.
Landscape/Amenity Zone	The area located between the sidewalk and the back of the curb including but not limited to street trees, pedestrian lighting, landscaping and/or seating.
Last Mile	The distance between transit stops and the transit rider's desired location, whether that is work, home, recreation or entertainment. Often the Last Mile is the most problematic for the transit rider. This term is also used for the distance between the transit rider's original location and transit, sometimes called the First Mile.
Light Industrial	See Industrial, Light .
Light Manufacturing	See Manufacturing, Light.
Livable Community	A community's capacity to provide affordable and accessible housing, transportation, recreation, pedestrian friendly elements and amenities, and other services to specifically meet people's needs.

Live/Work Unit	A structure or portion of a structure meets all of the following: 1) that combines a retail, commercial, or manufacturing activity with a residential living space for the owner or an employee; 2) where the resident owner is an employee of the on-site business; 3) where the business conducted receives a valid business license.
Local Improvement District (LID)	A special assessment district in which impacts will specially benefit primarily the property owners in the District.
LID Technical Guidance Manual	“Low Impact Development Technical Guidance Manual for Puget Sound,” prepared by the Puget Sound Action Team and the Washington State University Pierce County Extension Services, January 2005, as amended or subsequent guidance as authorized by the Public Works Engineering Director.
Low Impact Development (LID)	A stormwater management and land development strategy applied at the parcel and subdivision scale that emphasizes conservation and use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely mimic predevelopment hydrologic functions.
Low-Rise Structure	See Structure, Low-Rise
Manufacturing, Light	Establishments of thirty thousand (30,000) square feet or less with all operations conducted completely indoors involving the manufacture of finished products or parts, predominantly from previously prepared materials, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing with no external transmissions, such as heat, light, sound, or odor generated from operations.
Mid-Rise Structure	See Structure, Mid-Rise
Mixed Use	Use of a property to include a structure or structures that contain more than one use with a variety of complimentary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment, in a compact urban form. The mix of uses could be either vertically or horizontally integrated.
Modulation	Variations in a building’s mass through the use of techniques that reduce the bulkiness of a building or make a building more interesting to the pedestrian.
Motorized Vehicles	Cars, buses, vans, trucks, motorcycles, scooters and other similar types of transportation powered by an internal combustion

engine or mechanical power source. Personal vehicles used by persons with disabilities are not included in this definition.

Movement Zone	The area between the outer curb edge and the building façade dedicated to pedestrian traffic. Uses in the Movement Zone must comply with IMC 12.05 Sidewalk Use District.
Mulch	An organic material such as bark, sawdust, wood shavings, straw or compost used on the soil surface for moisture retention, weed suppression, soil insulation, or decoration. Water permeable synthetic materials may be substituted as weed barriers but will generally be covered with organic mulch. Impermeable materials shall not be used as mulch or underneath mulch.
Multi-stemmed Trees	See “Diameter/diameter-breast-height (dbh.) or (dbh).”
Multi-tenant Center	A group of retail shops, restaurants and other businesses with a common interest in soliciting sales, located on a contiguous site(s), designed and built as a unit or organized as a unified and coordinated shopping center or area. It is planned, developed, owned and managed as a single property, typically with on-site parking provided. The center’s size is generally determined by the market characteristics of the trade area served by the center.
Multifamily Residential	More than two Dwelling Units per building.
Neighborhood	An area defined by topography, sensitive area, land use, activity, significant streets, and/or other features that is distinguishable from adjacent areas. Neighborhoods may consist of any land use or combination of land uses (e.g. residential, commercial, mixed use, etc.).
Neighborhood Park	The basic unit of the Community Space system, and serves a social and recreational purpose. The service area is one-fourth to one-half a mile, uninterrupted by major roads or other physical barriers. Neighborhood Park is physically defined as 2.0 or more acres which offer passive/active activities such as tot lots, picnic areas, tennis and/or sport courts, and play fields.
Net Site Area	See Site Area, Net.
Net Square Footage	See Square Feet, Net.
Nursery Stock	Plant material that meets the general specifications of the American Nursery and Landscape Association (ANLA).
Open Space	Areas not encumbered by development or development-serving improvements (e.g. parking lots, roadways, etc.). Open Spaces

are a positive ingredient of the urban composition and are designated or reserved for public or private use and enjoyment.

Park Once District

A place where people are encouraged to park in one place and then make stops on foot rather than driving from one destination to another within the district, as one would with a car-oriented area.

Parking Deck

A covered, single level of parking where the roof is a substantial structure for uses such as a solar array, parking, green roof, park, or shade structure.

Parking District

A form of shared parking that is managed so that parking spaces are shared by more than one user, allowing parking facilities to be used more efficiently. Most parking spaces are used only part time by a particular motorist or group, and many parking facilities have a significant portion of unused spaces, with utilization patterns that follow predictable daily, weekly and annual cycles. The goal is to achieve approximately an 85% utilization rate for on-street parking and surface or structured parking utilization rates of 60-75%.

Parking Held in Reserve

A development area which is designated for future parking needs but is currently landscaped and/or contains impervious surface. For site and storm drainage calculations, it is considered impervious.

Parking Lot or Surface Parking

An area not within or under a building and/or not covered by a deck, where motor vehicles may be stored for the purposes of temporary, daily, or overnight off-street parking. Parking Lots include stalls, drive aisles and maneuvering space. Parking lots do not include on-street parking or areas where only parallel parking exists.

Parking Module

One (1) or two (2) rows of connected parking stalls of any length accessed by a single drive aisle.

Parking, On Street

Parallel parking within rights-of-way or between curbs of private streets or Circulation Facilities. Exceptions using an Administrative Adjustment of Standards process, could allow head-in or angled parking for retrofits to existing motorized Circulation Facilities where

- 1) there is insufficient on-street or off-street parking in a district to supply parking for a significant feature or destination such as a park, public facility or overall district/neighborhood activity center (not an individual project),
- 2) facilities such as a parking structure cannot physically be accommodated, and

3) adjacent uses have parking demand. New or redeveloped public or private Circulation Facilities shall comply with adopted standards, i.e. use parallel parking. Additionally, when head-in or angled parking is used to retrofit existing motorized Circulation Facilities, no on-street credit shall be granted towards parking for the adjacent use(s).

Parking, Structure

A structure where motor vehicles may be stored for the purposes of temporary, daily, or overnight off-street parking. The structure may be free standing or incorporated into another building and may have some occupied uses contained within the structure. Carports are not considered structured parking.

Path

A pedestrian route that is not regulated to a minimum standard as it is not necessary to create a Pedestrian Friendly community. Examples of paths would include: a less direct route, a redundant or duplicative corridor, and a walk serving two or fewer residential units. A path is governed by best practices, design standards and safety.

Pedestrian Bridge

An open air structure that potentially could incorporate weather protection at least one level above the street. Pedestrian bridges function as an aerial crosswalk.

Pedestrian Friendly

A term describing designs that support and encourage walking. Pedestrian friendly routes are safe, accessible, direct, easy-to-use, and connected. They also use scale, character, materials, and other elements to communicate this priority and create routes that appeal to pedestrians. Also known as “Pedestrian Oriented”.

Pedestrian Table

A traffic calming device designed as a long speed hump with a flat section in the middle. Pedestrian Tables are generally long enough for the entire wheelbase of a fire truck to rest on top and differ from speed tables in that they double as a Raised Crosswalk.

Pedestrian Zone

The area from the surface of a sidewalk vertically to eight feet (8”) above the sidewalk surface.

Permit

Written governmental approval issued by an authorized official, empowering the holder thereof to take some action permitted only upon issuance of written approval. (See also Project Permit.)

Pesticide	Any substance used for the control of insects, mites, mollusks, nematodes, weeds, fungi, bacteria, or rodents, or any substance used as a defoliant, desiccant or growth regulator.
Pioneer Projects	Initial residential projects within the Plan area that are given additional incentives to balance the risk involved in being the first in this market area. Such projects shall receive incentives, such as Multifamily Tax Exemptions, to provide this housing, and relaxed requirements to achieve affordability. Once the maximum number of housing units have been proposed and approved through the Pioneer Project category, relaxed requirements for affordability shall no longer apply. Relaxed requirements do not apply to those projects which elect to use a payment in lieu of constructing affordable units. Relaxed incentives include the ability for the applicant to provide units at a higher level of affordability than is required after the Pioneer Project category housing units have been proposed and approved. An example of a higher level of affordability would be 80% of median income versus 60% of median income.
Plan, Irrigation	A plan which includes all pertinent irrigation and landscape components, including but not limited to irrigation zones, hydrozones, points of connection, valves, controllers, irrigation component specifications and other elements necessary to evaluate the irrigation plans.
Plan, Landscape	A plan, drawn to scale, which clearly delineates existing and proposed landscape features and structures. Plant materials used shall be listed with common and botanical names and sizes given and all pertinent above-ground features such as detention vaults and ponds, fire hydrants, parking areas, light poles, utility boxes, etc.
Plan, Tree	An evaluation or site plan describing the tree and vegetation resources existing on the site, with information provided such as tree species, size, location, condition, plant community, health, and population estimate.
Planting Area	An area of land to be planted such that it will be fully utilized under the conditions of this code.
Plaza	An element of public realm that is an outdoor, open gathering place that is designed for multi-functional public access. The Plaza may contain a variety of design treatments, including both soft and hard surfaces, though typically more hardscape, and is partially or completely surrounded by buildings and/or streets.

Pocket Park	The term “Pocket Park” was coined in the 1960’s, when small areas within highly concentrated urban neighborhoods were transformed into Pocket Parks devoted to recreation and green space uses. Pocket Parks may be located in commercial or residential neighborhoods, can fulfill a wide variety of purposes, and can serve people of various age groups and abilities. They can be developed for active or passive recreational use including low-impact activities that are potentially compatible for locations adjacent to critical areas. They vary in configuration depending on the surrounding land uses and the activities the Pocket Park supports.
Pop Up	A pop-up involves opening a short-term business, often in an empty retail or other non-residential space as a temporary use. These shops, while typically small and temporary, can build up interest and generate activity for an area.
Primary Internal Circulation Facility	Private street affording access through or adjacent to private property with the same elements (i.e. travel lanes, bike lanes, parking lanes, landscape/amenity zones, walkway type, etc.) as a public street.
Project	See Development.
Project Permit	Project Permit or Project Permit application: Any land use or environmental permit or license required from the City for a project action, including but not limited to Building Permits, subdivisions, Shoreline Substantial Development Permits, Site Development Plan Review Permits or approvals required by the critical areas regulations (Chapter 18.10 IMC), site-specific rezones authorized by a comprehensive plan or subarea plan, but excluding the adoption or amendment of a comprehensive plan, subarea plan, or development regulations. (See also Land use action and Permit.)
Property Line	The line denoting the limits of legal ownership of property.
Property Owner	The legal owner or owners of the property.
Pruning	The proper selective removal of plant parts, including dead, damaged and diseased wood as well as any weak crossing branches per ANSI standards.
Pruning, Excessive	Removal of more than one-quarter (1/4) of the functioning leaf and stem area of a tree in any twelve (12) month period, or removal of foliage so as to cause the unbalancing of a tree, unless greater pruning is approved by the City and is necessary for the health and safety of the tree.

Public	Public is used throughout the code to express the perception of who may or may not use Community Spaces and Circulation Facilities and not to designate ownership.
Public Realm	An area designed to promote social interaction and a sense of community, bring inhabitants together and contribute to an environment that encourages all to linger, share observations and perspectives. It takes into account the entire composition of the public space and may include trees, walks, street furniture, signs, landscape, plazas, parks and buildings as well as façade elements such as the street wall, porches, stoops and balconies. Publicly- or privately-owned areas available to most people for a majority of the time such as Circulation Facilities and Community Spaces. Privately-owned public spaces may have restrictions of use for specific times at the discretion of the owner. Also known as Public Space and Sociable Public Realm.
Regional Growth Center	An urban area designated by the Puget Sound Regional Council that meets the criteria established in the King County Countywide Planning Policies and Vision 2040. Designated areas are approximately 640 acres in size and characterized by compact, pedestrian-oriented development with a mix of housing, jobs retail, services and entertainment. They are focal points for new housing and employment growth, are expected to achieve densities sufficient to support high-capacity transit and are eligible to compete for priority funding for transportation infrastructure.
Redevelopment	Redevelopment is an addition, alteration, or repair where construction costs equal or exceed fifty (50%) percent of the latest King County assessed building improvement value of the Site within a three year period.
Research and Development Lab	A use dedicated to the testing and/or study of scientific and technical processes and/or theories including laboratory testing and/or experimentation with biological materials, chemicals and/or living animals. These uses are not limited to educational or medical research and development. All activities occur within a building.
Research Facility	An accessory use dedicated to the routine study of scientific and technical processes and theories which does not include laboratory testing of known biohazards or living animals. (See also Research and development lab.)
Reserved Seating	Seating along a Circulation Facility or in a Community Space reserved or and associated with a business such as a restaurant or

café. Often reserved seating has a low fence to identify it is reserved and/or to allow alcohol to be served.

Residential	A land use that consists of dwelling units, either in a variety of types, such as multifamily and single family, or a sole type.
Retail/Service	Use of property to include businesses selling goods or merchandise to the general public for personal or household consumption and rendering personal, financial and similar services to the general public.
Right-of-Way	A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or other special use.
Root Barrier	Physical barriers that redirect tree roots downward thus minimizing surface rooting which can damage foundations, sidewalks, paving and other hard surfaces.
Screen, Visual	A method of reducing the impact of visual intrusions with less offensive or more harmonious elements, such as plants, berms, fences, walls, or any appropriate combination thereof.
Service Area, On-site	Loading and unloading spaces, drive-throughs and associated stacking lane(s), solid waste collection space (recycling, food & yard waste, garbage), and similar elements supporting the development.
Setback	The required minimum horizontal distance between the building line, structure or sign and the related front, side or rear property line. Chimneys, flues, belt courses, sills, pilasters, ornamental features, cornices, eaves, gutters, dormer extensions, greenhouse or bay windows and the like may project into a required setback only as permitted through the provisions of this Code.
Setback, Maximum	See Build-To-Line.
Shared Space	Developable area containing public and/or private space such as plazas, rooftop gardens and Green Space. Shared Space may contain impervious surface such as planters, decks and pervious pavers and surfaces.
Shared Surface	A circulation corridor that is shared by vehicular and non-vehicular users such as cars and pedestrians. Surface materials and signage must be provided that communicate the shared nature of the facility.

**Shared Use
Corridors/Routes**

A multi-use trail intended to serve walkers, joggers, and cyclists and other nonmotorized forms of transportation.

SHARED USE PATH. A bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right-of-way or within an independent right-of-way. Shared use paths are used by pedestrians, skaters, wheelchair users, joggers, and other nonmotorized users. Such facilities are often referred to as trails.

Shrubs

Woody plants, often multi-stemmed, generally less than fifteen (15) feet at maximum height, evergreen or deciduous.

Sidewalk

A paved, hard surfaced or leveled area that is usually located within public rights-of-way and is usually parallel to and separate from the street, and is used as a pedestrian walkway.

Sight area

An area whose dimensions are a linear length by eight (8) feet in height or another unobstructed line of sight as determined by the City's Street Standards.

Site

The total area of a subject property including designated parcels, tracts or areas of land established by a Development Permit such as a Site Development Permit, Master Site Plan, Planned Unit Development, plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon as a unit.

Site Area, Base

The gross site area minus internal private roads and/or exclusively used easements.

Site Area, Developable

The gross site area minus deductions for critical areas and associated buffers as required by Chapter [18.10](#) IMC, Environmental Protection and minus deductions for Significant Public Plazas and Significant Public Parks as shown on Figure 7B.

Site Area, Gross

The total area of a Site prior to any deductions for public or private roadways, dedicated right-of-way, exclusively used easements or special purpose overlay districts.

Site Area, Net

The Gross Site Area minus the area used for public or private roadways, dedicated right-of-way, easements and any area in special purpose overlay districts, critical areas and associated buffers as required by Chapter [18.10](#) IMC, Environmental Protection.

Skybridge	A fully enclosed structure constructed above City right of way or a private Circulation Facility to facilitate pedestrians crossing a motorized or nonmotorized Circulation Facility or Community Space. The minimum number of Skybridges necessary to achieve connectivity as allowed by this definition shall be employed.
Small Scale Urban	A term used to differentiate between “urban” which includes areas like Seattle and Bellevue with tall buildings over 15 and 20 stories in height and “small scale urban” which includes areas like Mercer Island and Redmond with buildings of 10 to 12 stories in height.
Solar Reflectance Index (SRI)	A metric used to describe the ability for a surface to redirect light, for example a White Roof of 78 SRI or greater.
Square Feet, Gross	The number or square feet of total floor area bounded by the inside surface of the exterior walls of a structure as measured at the floor line, excluding parking and mechanical floors or areas, and outside balconies.
Square Feet, Net	<p>The building or unit floor space that may be utilized for the permitted use. The calculation is fifteen percent (15%) less than Gross Square Feet and typically excludes common areas and spaces devoted to heating, structured parking, cooling and other building mechanical equipment</p> <p>For Computation of Required Vehicular Spaces: The total of all floor areas of a building as measured from the interior surface of each exterior wall of the structure including hallways, conference rooms but excluding stairwells and elevator shafts, mechanical rooms, janitorial sink rooms, restrooms, attic space, interior vehicular parking or loading, lobbies, storage rooms, enclosed porches and balconies.</p>
Stewardship Plan	<p>A comprehensive plan for the long-term protection of property under a conservation easement. Stewardship Plans include:</p> <ol style="list-style-type: none"> An inventory of the existing conditions including critical areas and their buffers; A site plan showing the location of: existing or proposed development; the critical areas and their buffers, enhancements and the conservation easement; Measures to prevent degradation of the values, structure and functions of the critical areas and open space; A timeline for completing any enhancements, monitoring and maintenance; and

- e. Maintenance bonds for the restoration if required by IMC [18.10.810](#).

Stewardship Plans are prepared by the property owner and approved, monitored and enforced by the City.

Story, Building	That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor or ceiling above.
Street	A public or private thoroughfare affording a principal means of access to abutting property.
Streetwall	The first two stories of the building base which are directly adjacent to the Circulation Facility and provides a sense of enclosure to Public Space. Where a building is not present, the Streetwall may be established by other architectural or vertical landscape elements.
Structure	Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.
Structure, High-Rise	High-Rise Structures are typically ten (10) or more Stories in height with a common core.
Structure, Low-Rise	Low-Rise Structures are typically up to four (4) Stories.
Structure, Mid-Rise	Mid-Rise Structures are typically between five (5) and nine (9) Stories.
Subarea	An area for which a more detailed land use plan which has been adopted by the City Council as an element of the City's Comprehensive Plan. Examples include Central Issaquah and Olde Town.
Subgrade	The soil levels to support a structure, paving area or the landscape area.
Suburban	A predominantly low-density area located immediately outside of and physically and socioeconomically associated with an urban area or a city. Typically dependent on and designed for the automobile.
Through-block Passage	Paved pedestrian connection that is separated from vehicular areas connecting from a sidewalk adjacent to a street or primary internal drive to a parallel sidewalk adjacent to a street, primary internal drive or alley.

Topsoil	The uppermost layer of soil, usually the top six (6) to eight (8) inches. It has the highest concentration of organic matter and microorganisms, and is where most of the Earth's biological soil activity occurs. Plants generally concentrate their roots in, and obtain most of their nutrients from, this layer. Topsoil can be measured as the depth from the surface to the subgrade.
Trail	Hard- or soft-surfaced pedestrian ways, separate from vehicular routes, but which are necessary to create a connected, direct, easy to use pedestrian friendly community.
Transit Oriented Development	Development at or near transit facilities that: <ul style="list-style-type: none"> a. Relates directly to, and occurs because of the presence of fast, convenient and reliable transit, b. Is denser and more mixed/diverse than would otherwise occur, c. Has jobs and housing, in balance, and d. Generates and attracts more pedestrian and other nonmotorized trips to/from the community 24/7.
Tread	The surface upon which trail users are intended to travel. Tread does not include Borders or other elements that are not intended to be directly traveled on.
Tree	A large, woody plant having one (1) or several self-supporting stems or trunks and numerous branches and a potential minimum height of twenty (20) feet. May be classified as deciduous or evergreen. Trees include standing dead trees, also called snags.
Tree, Hazardous	A hazardous tree is one that is so affected by a significant structural defect or disease or in permanent decline that falling or failure appears imminent, and that otherwise currently poses a threat to life or property and the risk of failure per the most recent adopted ISA standard tree risk assessment evaluation must be rated greater than or equal to "high" as measured on the tree risk assessment form.
Tree, Landmark	A tree greater than thirty (30) inches dbh.
Tree, Protected	Any tree in a greenbelt, Native Growth Protection Easement (NGPE), environmentally critical area, common area, approved landscape plan, right-of-way, City-owned property or protected by any other measure.
Tree, Significant	A tree at least six (6) inches or greater at dbh. or an alder or cottonwood tree eight (8) inches or greater at dbh. Any trees that are listed on the King County complete weed list shall not be

considered significant. The complete King County weed list includes: Class A noxious weeds, Class B noxious weeds, Class C noxious weeds, nonregulated noxious weeds or weeds of concern lists as adopted by King County noxious weed list, in accordance with Chapter 17.10 RCW and Chapter 16-750 WAC.

Trellis

A vertical architectural feature, either free standing or connected to another structure, which is often utilized to support climbing plants.

Universal Design

The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Also the broad-spectrum of ideas meant to produce buildings, products and environments that are inherently accessible to both people without disabilities and people with disabilities. The Principles of Universal Design include: Equitable use; Flexibility in use; Simple and intuitive use; Perceptible information; Tolerance for error; Low physical effort; Size and space for approach and use.

Urban

A highly developed area that includes, or is appurtenant to, a central city or place, and contains a variety of industrial, commercial, residential and cultural uses.

Urban Core

The geographic area, identified in the Central Issaquah Plan, containing the Urban Core, Urban Village, Community Facilities-Facilities and Community Facilities-Open Space zoning districts and identified as the potential Regional Growth Center.

Urban Schools

Urban Schools are a type of Compact School located only in Central Issaquah. They fit on a smaller site than Compact Schools outside of Central Issaquah, fit gracefully into the neighborhoods they serve and are primarily designed to encourage children to walk or bike. They act as a neighborhood anchor and support community use of the school facilities after school hours

Water-Oriented Features

Decorative ponds, waterfalls and/or spray features used as design elements for Community Space or on-site public amenities.

Water-wise

Plantings and irrigation practices that conserve water usage and help protect the aquifer and natural surface waters.

Wayfinding

The techniques used to find one's way often including the use of signage and other graphic communication as well as intuitive site planning and visual markers and cues.

Weed

Thistles, grasses (such as Bermuda grass) or other plants that are a nuisance, hazard, tend to overgrow or choke out more desirable plants, or cause injury to people, animals or a desired flower, garden plant or lawn cover.

Xeriscape

Landscape methods that conserve water through the use of drought-tolerant plants and planting techniques and efficient irrigation strategies.